

GOVERNMENT OF ANDHR PRADESH
ABSTRACT

SOCIAL WELFARE DEPARTMENT – Private Buildings taken on lease for providing accommodation to the hostel boarders - Revising the structure of fixation of rents for the private buildings taken on lease - Orders - Issued.

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SOCIAL WELFARE (Edn.1) DEPARTMENT

G.O.Ms.No. 11

Dated.21.01.2010.

Read the following:-

1. G.O.Ms.No.35, Finance & Planning (FW. WING-EBS-PWD) Deptt., dated. 27.02.1997.
2. From the Commissioner (SW), A.P., Hyderabad, Letter Rc.No.C3/254/2009, dated 18-06-2009.

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ORDER:

In the G.O. 1st read above, the Government has issued orders specifying rent fixation for the private buildings taken on lease by the Government Departments, with an escalation factor of 5% for block of every two years, specifying 6 tier classification of places, which is as following:-

- | | |
|---|----------------------|
| a. Corporation of Hyderabad and Secunderabad | Upto Rs.5.00 per sft |
| b. Corporation of Visakhapatnam and Vijayawada | Upto Rs.3.50 per sft |
| c. All other Corporations and Special grade and Selection grade Municipalities. | Upto Rs.2.75 per sft |
| d. All Grade-I Municipalities | Upto Rs.2.25 per sft |
| e. All other Municipalities | Upto Rs.1.50 per sft |
| f. All other rural areas | Upto Rs.1.25 per sft |

2. In the reference 2nd read above, the Commissioner of Social Welfare, Hyderabad, has informed that rates and rents fixed in the G.O.1st read above was in the year 1997, which is more than a decade ago. There is a general hike in the rents of the private building both in rural and urban areas, as such there is need for revision of the slab rates of rents prescribed in the G.O. 1st read above. More over, owners of the private buildings of the twin cities of Hyderabad and Secunderabad represented that private organizations are paying higher rents than the Government and also 6 to 9 months rent is paid in advance without bearing any interest, and refundable at the time of vacating the premises with maintenance charges etc. As such rates of rents be hiked by at least Rs.25/- per square as per the present market value area wise or on the basis of the cost of land value with 10% enhancement every 2 years and 5% maintenance charges on rent fixed by the Department to issue the uniform rents of private building occupied by the Government offices from 2003.

3. The Commissioner of Social Welfare, Hyderabad, has requested the Government to kindly issue necessary orders revising the rates of rents fixed as per the slabs prescribed by the Government in the G.O. 1st read, in order to provide good accommodation to the hostel boarders located in the private buildings.

4. The Government after keeping in view of the above situation, and after careful examination of the matter, hereby enhance the rate of rent fixed in the G.O. 1st read above, in taking private buildings on lease by the Social Welfare Department towards providing accommodation to the hostel boarders of newly sanctioned 400 college hostels, as a special case, fixing the maximum ceiling of rent for buildings falling in the six categories of places, as following:-

- | | |
|---|-----------------------|
| a. Corporation of Hyderabad and Secunderabad | Upto Rs.10.00 per sft |
| b. Corporation of Visakhapatnam and Vijayawada | Upto Rs. 7.00 per sft |
| c. All other Corporations and Special grade and Selection grade Municipalities. | Upto Rs. 5.50 per sft |
| d. All Grade-I Municipalities | Upto Rs. 4.50 per sft |

p.t.o.

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|-----------------------------|-----------------------|
| e. All other Municipalities | Upto Rs. 3.00 per sft |
| f. All other rural areas | Upto Rs. 2.50 per sft |

5. The Government further directs that the system of selection and rent fixation for the private buildings shall be based on the procedure prescribed in the G.O.1st read above.

6. The Commissioner of Social Welfare, Hyderabad, shall take necessary action accordingly in the matter under intimation to the Government.

7. This order issues with the concurrence of Finance (Expr.PW) Department, vide there U.O.No.0592/26/A2/Expr.PWD/2010, dated 20.01.2010.

8. Copy of this order is available on Internet and can be accessed at address <http://goir.ap.gov.in/>.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

V. NAGI REDDY
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Social Welfare, A.P. Hyderabad.
The Finance(Exp.SW) Department, A.P. Secretariat.
The Pay & Account Office, A.P. Hyderabad.
All District Collectors through the CSW, Hyderabad.
All Deputy Directors of the Social Welfare Department
through the CSW, Hyderabad.

Copy to:-

The Commissioner of B.C. Welfare, A.P., Hyderabad.
The Commissioner of Tribal Welfare, A.P., Hyderabad,
The PS to Prl. Secretary to C.M.
The PS to M (SW).
The P.S. to Prl. Secretary (SW).

//FORWARDED::BY ORDER//

SECTION OFFICER